

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF CITY PLANNING



ROBERT D. COTTER, PP, AICP
PLANNING DIRECTOR

STEVEN m. FULOP, MAYOR
ALBERT E. CAMERON
ACTING DEPARTMENT DIRECTOR

August 8, 2013

Ms. Mayda Arrue
THE JERSEY JOURNAL
30 Journal Square
Jersey City NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Tuesday, August 13, 2013 Edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City
Department of Housing & Economic Development
30 Montgomery Street, 14th Floor, Suite 1400
Jersey City NJ 07302

Attn: Liquan Narine

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Robert D. Cotter
Secretary, Jersey City Planning Board
Division of City Planning

Mayor's Office
Al Cameron, Acting Director, HEDC
File

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of August 6,2013.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:

The following case has been dismissed as per Section 345-22(G) and Section 345-23(G) of the Land Development Ordinance, applications inactive for 6 months are subject to dismissal by the Division of City Planning:

P07-085 – 200 Whiton Street – Amended Preliminary & Final Site Plan

7. New Business:

Review and discussion of amendments to the Water Street Redevelopment Plan. Summary statement: revise High Rise zone along Rt. 440 to reflect actual conditions on site and future visions comparable to the Rt. 440-Culver Plan which was adopted in March 2013.

Approved and recommended to the City Council for Adoption

8. Case: P12-002 Administrative Amendment
Applicant: Grand Storage, LLC
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 550 Grand St.
Block: 13605 Lot: 11
Zone: Montgomery Street Redevelopment Plan
Description: Self storage building. Originally approved March 6, 2012. Amendment to raise building for flood zone.
Decision: Approved.
9. Case: P13-038 Preliminary & Final Major Site
Applicant: PSE&G C/o Noreen Merainer
Attorney: Glenn Kienz, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 615-657 Monmouth Street
Block: 6902 Lot: 23
Zone: Newport Redevelopment Plan
Description: Upgrade to the Newport power station
Decision: Approved with conditions.
10. Case: P13-034 Minor Site Plan with deviations
Applicant: Mark Venice
Attorney: Rita McKenna
Review Planner: Kristin Russell
Address: 138 Essex St.
Block: 14204 Lot: 13
Zone: Tidewater Basin Redevelopment Plan
Description: New four-unit residential building
Deviations: front yard setback, no elevator
Decision: Approved with conditions.
11. Case: P00-116.2 Amended Preliminary & Final Major Site Plan
Applicant: Morgan St. Development Urban Renewal Co.,LLC
Attorney: Eugene T. Paolino, Esq.
Planner: Maryann Bucci-Carter, PP, AICP
Address: 65 Bay Street
Block: 11608 Lot: 1
Zone: Exchange Place North Redevelopment Plan
Description: Phase II Residential High-rise containing 447 DU, 10,600 sq.ft. of retail and accessory garage parking.
Decision: Approved with conditions
12. Case: P13-035 Preliminary & Final Major Subdivision/Deviations
Applicant: Park Avenue Landing, LLC
Attorney: Eugene T. Paolino, Esq.
Planner: Maryann Bucci-Carter, PP, AICP
Address: Park Ave. (Jersey Ave to River St)
Dorset St. (Park Ave. to Avenue G) plus interim roads to reach and include Liberty View Drive
Block: 15810 Lot: 1
15801: 9.01
Zone: Liberty Harbor North Redevelopment Plan
Description: Subdivision from 4 lots into 7. They include the creation of new permanently improved streets and a new park. Interim street improvements for portions of the remaining subdivided property are also proposed.
Decision: Approved with conditions.

13.

Case:

Applicant:

Attorney:

Planner:

Address:

Block:

Zone:

Description:

Deviation:

Decision:

P13-037

Preliminary & Final Major Site Plan w/Deviations

Park Avenue Landing, LLC

Eugene T. Paolino, Esq.

Maryann Bucci-Carter, PP, AICP

140 Park Avenue

15809

Lot: 1

Existing 15810

Lot: 1

Liberty Harbor North Redevelopment Plan

New High-rise residential building to include 394 DU, 32,100 sq. of Civic Space, 44,762 sf. retail, a new park and linear walkway.

Change the Direction of Dorset Street, revise tree species, parking provided via interim parking during Phase I

Approved with conditions.
14.

Case:

Applicant:

Attorney:

Planner:

Address:

Block:

Zone:

Description:

Deviation:

Decision:

P13-036

Preliminary & Final Site Plan w/Deviations (Interim Use)

Park Avenue Landing, LLC

Eugene T. Paolino, Esq.

Maryann Bucci-Carter, PP, AICP

Park Avenue(between Dorset & River Street)

15804 Lot: P/O lot 2,P/O lot 3, 4-7

Liberty Harbor North Redevelopment Plan

133 Surface Parking spaces immediately adjacent to the building and in a new lot to be located across Dorset Street from the building

Interim use extension from 3 to 10 years

Approved with conditions
15.

Case:

Applicant:

Attorney:

Planner:

Address:

Block:

Zone:

Description:

Deviation:

Decision:

P12-091.1

Amended Final Site Plan w/Deviations

Liberty Harbor Holding, LLC

Eugene T. Paolino, Esq.

Maryann Bucci-Carter, PP, AICP

Liberty View Drive

15810 Lot:1

Liberty Harbor North Redevelopment Plan

Existing interim parking lot alteration and reduction to 423 spaces. The lot serves hospital employees. Some landscaping changes are also proposed.

Interim use extension from 3 to 10 years

Approved with conditions.
16.

Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14th flr. Jersey City, NJ.

1. Resolution of the Planning Board of the City of Jersey City Approving Amended Final Site Plan # P13-025 submitted by LT Realty Company, LLC(33 Hudson Street).

2. Resolution of the Planning Board of the City of Jersey City Minor Site Plan # P13-042 submitted by World Class Wireless, LLC (525 Washington Blvd.)

3. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final site Plan approval for Interim Use # P12-086 submitted by Liberty Holdings, LLC (506 Caven Point Avenue).
17.

Executive Session, as needed, to discuss litigation, personnel or other matters
18.

Adjournment

ROSEANNA PETRUZZELLI, CHAIRWOMAN, PLANNING BOARD